

December 18, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail Code OSRR7-2
Boston, MA 02109-3912

SUBJECT: EPA Brownfields Assessment Grant Proposal

Dear Mr. Gardner:

Southern Maine Planning and Development Commission (SMPDC), along with our 39 member communities and partners, enthusiastically submits this proposal for an Environmental Protection Agency (EPA) Brownfields Revolving Loan Fund Grant. As you will see throughout this proposal, SMPDC and its member communities have developed and are currently executing an efficient and effective Brownfields program within Southern Maine, however there is much more that needs to be done.

SMPDC received Brownfields Hazardous Substance Assessment grants in 2004, 2006, 2008 and 2013, Brownfields Petroleum Assessment grants in 2006, 2008 and 2013, Brownfields Revolving Loan Fund Grants in 2007, 2009 and 2014, and Supplemental Brownfields Revolving Loan Fund grants in 2009, 2010, 2011, 2013 and 2015. To date, we have conducted a Brownfields inventory containing over 500 potential Brownfields sites within the region and have selected 24 sites for top priority within the program. We have completed the assessment of eight mill sites, sixteen commercial properties, and thirteen petroleum properties, and deferred five additional sites to the State of Maine Brownfields program (due to lack of available assessment funds), which were successfully assessed. In addition, we have made seven subgrants totaling \$1.99 million and five loans totaling \$3.5 million from our existing revolving loan fund, all to mill redevelopment projects previously assessed with Brownfields funding. **Cumulatively, our projects have leveraged approximately \$120 million in both private and public sector investment.**

Based on our current Brownfields site inventory, many more sites are located throughout the region that require assessment and cleanup. For example, the downtown mill areas of the Cities of Biddeford and Saco alone currently contain several underutilized former industrial mills including the Lincoln Mill, Pepperell Mill, Sunbeam Mill, Saco Island Mill, and the Saco-Lowell Foundry. Together with ongoing Brownfields redevelopment projects, these mill buildings represent over 2 million square feet of underutilized mill space in just the Biddeford and Saco mill areas. The City of Sanford also has several former industrial mills located in the downtown including the Stenton Trust Mill, Wasco Mill, Stone Mill and the International Woolen Mill to name a few.

SMPDC has successfully assisted with the City of Sanford's EPA funded Area Wide Planning Grant and will assist in the assessment and cleanup of priority projects that were identified in the planning process. Also, as a partner to the region's HUD Sustainability Grant and Mobilize Southern Maine, SMPDC will work with the various stakeholders to identify, prioritize, and fund priority projects in our service area.

SMPDC has had much success in implementing its Brownfields Assessment and RLF Programs. It is critical that SMPDC continues its Brownfields Program by being able to provide loans to assist in funding the remediation of our Brownfields sites. This is the final step to continue to successfully redevelop Brownfields sites in the region.

Other required application information:

- a. Applicant: Southern Maine Planning and Development Commission, 110 Main Street, Suite 1400, Saco, Maine 04072
- b. DUNS Number: 166438317
- c. Funding Requested:
 - i). Grant Type: Revolving Loan Fund
 - ii). Federal Funds Requested: \$1,000,000 (SMPDC **is not** requesting a cost-share waiver)
 - iii). Contamination: \$1,000,000 in Hazardous Substances funds.
- d. Location: 39 Member Communities located in York and portions of Oxford and Cumberland Counties in Southern Maine.
- e. Contacts:
 - i) Project Director: Chuck Morgan, Economic Development Director, Southern Maine Planning and Development Commission, 1400 Main Street, Suite 110, Saco, Maine 04072; phone: (207) 571-7065; fax: (207) 571-7068; cmorgan@smpdc.org
 - ii). Chief Executive: Paul Schumacher, Executive Director, Southern Maine Planning and Development Commission, 110 Main Street, Suite 1400, Saco, Maine 04072; phone: (207) 571-7065; fax: (207) 571-7068; pschumacher@smpdc.org
- f. Date Submitted: December 18, 2015
- g. Project Period: October 2016 through September 2021
- h. Population Served: 209,544 from 2010 U.S. Census
- i. Other Factors Checklist: included as Appendix 3

We thank you in advance for considering our grant application. If you should have any questions or require clarification on any element of this proposal, please give me a call at (207) 571-7065.

Very truly,

SOUTHERN MAINE PLANNING AND DEVELOPMENT COMMISSION



Paul Schumacher
Executive Director

cc: *with attachment*

Frank Gardner, EPA Region 1 Brownfields Contact
Nick Hodgkins, State of Maine DEP

Appendix 3

Regional Priorities Form/Other Factors Checklist

Name: Southern Maine Planning and Development Commission (SMPDC)

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.E, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Assistance to Communities that have Limited In-House Capacity to Manage Brownfields Projects – EPA Region 1

Page Number(s): 3

Other Factors Checklist

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	3
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	

Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	6, 8, 9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	3,4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	4, 6, 11, 13
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	4, 6, 11

Ranking Criteria for Revolving Loan Fund Grants

1. Community Need

a. Targeted Community and Brownfields

i) Targeted Community Description

Southern Maine Planning and Development Commission (SMPDC) serves 209,544 residents living in 39 communities within two southern Maine counties, extending from the Maine coast to the White Mountains. This area includes urban, suburban, and rural communities, and is highly diverse in terms of local economic conditions. Many of these sites in our urban communities, particularly the **target communities of Biddeford and Sanford** contain the skeletons of former mill properties with peeling lead based paint, sheets of asbestos insulation hanging from the ceilings and walls, soil laden with industrial textile residues of cancer-causing chemicals, groundwater unsafe to drink, and potential chlorinated vapors lurking beneath the building footprints. Our communities struggle for affordable housing, have high unemployment it has been difficult to replace the jobs lost in the recent recession. Residential property taxes in southern Maine have sky-rocketed leaving little money and resulting in communities with low-income and elderly residents in sub-standard housing. Remediating and cleaning up these mill properties will provide opportunities for the development of affordable housing for many of the rural and underserved populations.

ii) Demographic Information

	Biddeford	Sanford CDP	York County	Oxford County	Maine	National
Population ¹	21,318	9,634	198,220	57,657	1.328M	311.537M
Unemployment ¹	6.2%	10.2%	4.4%	5.9%	4.9%	5.3%
Poverty Rate ¹	14.9%	18.9%	9.5%	14.9%	13.6%	11.3%
% Minority ¹	4.5%	9.1%	3.8%	3.0%	4.7%	36.7%
Median Household Income ¹	\$40,674	\$36,394	\$57,348	\$40,674	\$48,453	\$53,046
Housing units built 1939 or earlier ¹	48.0%	46.8%	23.6%	25.8%	26.4%	13.5%

Sources: 1. 2009-2013 American Community Survey (Tables DP02, DP03, DP04)

iii) Description of Brownfields

The results of SMPDC's Brownfields site surveys show that **over 500 potential Brownfield sites exist throughout the SMPDC service area. Cumulatively, these sites occupy an estimated 400 acres.** Most of the communities in SMPDC's service area have vacant or underutilized mill sites and former manufacturing facilities that once supported the industrial economy. The target communities for this grant, Biddeford and Sanford, are the highly industrialized cities that contain the highest concentration of downtown and mill yard Brownfield sites. Examples include Biddeford's Pepperell Manufacturing Millyard (over 1.2 million square feet of mill space), and Sanford's Goodall Mill Yard (over 2,000,000 square feet of mill space). Much of this space is either vacant or severely underutilized as a result of business closures. **Through our site inventory and active Brownfields program we have identified 15 sites totaling 2,700,000 square feet and 125 acres that will need financial assistance within the next five years to complete remediation activities necessary for these properties to become economic contributors to their communities.**

The Brownfields sites within our member and target communities have caused significant environmental, health and welfare impacts and limit the ability to provide safe affordable housing for our residents. Chlorinated solvents and degreasers once used at these abandoned mills have left behind volatile organic compound contamination in soil, groundwater, and soil vapor, in particular in the Sanford Millyard. In addition, former industrial usage has resulted in lead, arsenic, cadmium, and polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water, as well as buildings filled with asbestos, polychlorinated biphenyls, lead paint and universal wastes. Furthermore, the abandoned physical plants that once fueled, heated, and supported these former industrial centers have left a legacy of soil and groundwater that has been contaminated by fuel oil, lead, and other toxic volatile additives and constituents.

iv) Cumulative Environmental Issues

To further highlight the environmental impacts caused by our polluted sites, the EPA Environmental Justice Geographic Assessment Tool identifies the SMPDC target communities of Biddeford and Sanford, as well as remaining areas of York and Oxford counties, as disadvantaged communities that are being unduly exposed to environmental harms. Specifically, there are atypical concentrations of hazardous waste, air emissions, toxic release, Brownfields, and Superfund sites within Sanford and Biddeford when compared to the surrounding areas. Furthermore, emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors, and chemical solvents have created ground-level ozone concentrations that exceed the OSHA recommended exposure level over much of eastern York and Oxford counties, including the communities of Sanford and Biddeford. Furthermore, based on the characteristics of our region, specifically the high minority rate in Sanford and high poverty rate in both target areas, this data shows that Brownfields sites are resulting in a **disproportionate impact to the health and welfare of our target communities and their sensitive populations**.

b. Impacts on Targeted Community

Most of the high priority Brownfields sites identified during our previous inventory consist of properties that are located in low or moderate income neighborhoods. These Brownfields sites suffer from a lack of investment and the resulting deterioration of the buildings and structures. This leads to unsafe conditions for residents and increased vandalism and crime. Our Brownfields sites have also lead to an outmigration of people who can afford to do so, leaving behind the underserved and lower income persons who have no other option but to stay living in poor and sometimes dangerous conditions. Thus, the environmental contamination impacts of our Brownfields properties have a **disproportional impact on welfare of the low and moderate income residents** of the region.

Our most vulnerable and impoverished communities are located in the neighborhoods surrounding the mill districts in our target communities of Biddeford and Sanford. Census Tract data clearly show this disparity. **These neighborhoods have minority populations close to three times greater than the York County average, two to three times greater the number receiving household food stamps, and two times greater the percentage of those living below the poverty line.** Clearly our most vulnerable communities are those living in close proximity to downtown mill districts. SMPDC's successful Brownfields RLF program has begun to help redevelop some of these properties into re-useable **affordable housing** providing jobs and much

safer living conditions , however much more needs to be done and these projects will not proceed without additional Brownfields RLF funds.

Our older housing stock also impacts public health. A study completed in 2008 by the Maine Department of Health and Human Services titled “*Childhood Lead Poisoning in Maine*” indicated that five communities have accounted for roughly 40% of all newly identified children with elevated blood lead levels. Of these five communities, two are in the SMPDC region: Biddeford and Sanford, which both have 2.0% of children with **elevated blood lead levels**, compared to the statewide average of 1.3%. The study further indicated that more than 80% of the children in the five high-density areas for lead poisoning live in substandard rental housing, which is predominantly located near mills and Brownfields sites. This trend highlights **the adverse health effects of Brownfields sites on children within the communities in the region.**

The 2005 National-Scale Air Toxics Assessment (NATA) published cancer risk levels for each county and census tract in the nation, as measured in total cancer risk per million residents. Based on this study, **both Oxford and York counties received the highest cancer risk rating developed by the NATA.** Furthermore, cancer risk in census tracts within the target communities of Sanford and Biddeford were well above the state average, and Biddeford’s mill district received the second highest rating available. This data demonstrates the connection between **cumulative environmental issues**, health effects, and the **reduced availability of medical services to minorities, those with low to moderate incomes, and the elderly**, all of which are associated Brownfield sites in our target communities.

c. Financial Need

i. Economic Conditions - As evidenced by job loss, rising municipal tax rates and foreclosure rates, SMPDC’s target and other member communities have experienced significant hardships due to the loss of manufacturing jobs that has continued throughout the past decade, resulting in people having to move and live in low-income, sometimes substandard housing. Since 2000, York County has **lost over 5,000 manufacturing jobs.** Printing and related support activities, converted paper product manufacturing, and textile furnishings mills faced the greatest employment hardship, with a total loss of 2,145 jobs eliminated in the region during the last 60 months. Furthermore, the total amount of manufacturing space vacated is estimated at 1.73M square feet.

The 39 municipalities in the SMPDC service area are classified as smaller urban communities (largest: Biddeford: 21,318 persons) and small rural communities (smallest: Stoneham: 207 persons). Of the 39 municipalities in the **SMPDC region, 87% have populations below 10,000 persons.** Rising municipal and educational expenditures, and a reliance on residential tax base, means there is little to no ability for municipal borrowing. In the winter of 2015 our region **received record snowfall**, resulting in collapsed roofs, impassable roads, closed schools, further taxing the limited funds many of our communities had budgeted. Therefore, without the SMPDC EPA Brownfields Program, alternative State or Federal grants to assist with the burden posed by Brownfields sites are unattainable to our small communities.

SMPDC only has \$47,000 of RLF funds available from our active \$1.5 million EPA RLF Grant. We currently have a \$200,000 loan application pending authorization, which will be funded with the remaining RLF funds and the current balance of our revolved program income. We have an

identified funding need at the Peppermill Campus over the next three years of \$740,000. In addition, we anticipate another \$600,000 in new subgrant applications over the next twelve months. Additional RLF funds are greatly needed to support these applications.

ii. Economic Effects of Brownfields - Community members who live around Brownfields sites in the region are challenged by per capita incomes that are significantly lower than the remainder of York County, Maine, and the national average. In addition, based on the table above, the poverty in the **Sanford CDP as staggering at 18.9%** of residents below the poverty line. Unemployment rates in our target areas are significantly higher than the surrounding areas. *As an example of lost jobs, and business closures, the 2010 closure of the WestPoint Stevens mill, represented the loss of 120 jobs and created over 750,000 square feet of vacant mill space in the Biddeford downtown.* Furthermore, the percentage of minorities within Biddeford and Sanford are above average, indicating a concentration of typically underserved residents in close proximity to our high priority Brownfields sites.

2. RLF Program Description and Feasibility of Success

a. Program Description

i) Program Description.

The RLF grant funding will continue to build off our previous Brownfields Assessment Grants and existing Revolving Loan Fund Grant, which have both proven to be effective. SMPDC has successfully contributed to the **Sanford's EPA-funded Areawide Planning Grant** and will continue to leverage these funds by supplying RLF cleanup resources for priority projects. Also, as a partner to the region's recently completed **HUD Sustainability Grant**, SMPDC will actively work with the various stakeholders to identify, prioritize, and provide RLF funds for priority projects in our region. We will continue to work with EPA and Maine DEP as partners who will review and have input on RLF application sites. We will continue to work with Qualified Environmental Professionals (QEPs) and sites selected will be required to be enrolled in the Maine DEP Voluntary Cleanup Program (VRAP).

The SMPDC service area will benefit from the Brownfields Program by using the funds to provide affordable housing, offer redevelopment opportunities for investors, jobs for residents, and ultimately revitalize local economies of the target communities. We will **incorporate Sanford and Biddeford's master planning efforts for downtown and mill redevelopment**. The Brownfields RLF Program is the critical component in SMPDC's immediate and long term plans to support efforts to clean up environmentally contaminated sites, improve public health, and creating economic, social, and recreational opportunities. It is imperative that we continue to cleanup properties to provide opportunities for redevelopment for affordable housing.

SMPDC has over **12 years of experience in executing successful Brownfields programs and 9 years of Brownfields RLF program management**. We understand the Brownfields program requirements and what it takes to be an effective resource to our member communities and support their visions for redevelopment over the long term. SMPDC's operational plan is designed to ensure long term sustainability of its Brownfields RLF program. Both the SMPDC RLF Committee and Executive Committee are committed to ensuring that the RLF funds go to projects that are financially sound and will be able to repay the funds in a timely basis. All loan and subgrant

proposals are reviewed not only for their redevelopment potential and impact, but also for the financial stability of the proposal.

The Brownfields RLF Committee **site selection criteria** will continue to be based on two items: REDEVELOPMENT POTENTIAL AND SUSTAINABILITY! Sites that have participated in the SMPDC Brownfields Assessment Program and Community Outreach meetings will be given highest priority. In addition, sites with developer interest but were stalled due, in total or in part, to environmental stigma will also be given a high priority. Other general criteria include:

- (1) What has the highest likelihood for successful redevelopment?
- (2) How does the site fit in with the community's growth strategy?
- (3) Will the site provide greenspace and/or affordable housing?
- (4) What is the economic and employment benefit to the overall community and region?
- (5) Is there a regional value to the project?
- (6) Can the project be used as a model for other communities?
- (7) What is the public's opinion of the project?
- (8) Can the HUD Sustainability principle be implemented into the project?

Our **RLF operational and marketing plan** is consistent with EPA Brownfields Program rules in establishing eligibility, loan terms and conditions, procurement rules, procedures for funds disbursement, and other procedures. Our plan includes providing low-interest/no interest flexible loans to eligible participating owners. These loans will cover up to 80% of the cleanup costs. Based on our experience with our current Brownfields RLF program, we realize the need to be flexible and we expect to write loans at terms of 5 to 10 years. In addition, our operational plan includes up to 60% of the RLF for loans to municipalities and non-profit organizations.

We have developed **innovative approaches for lending** to high risk properties including accepting alternative forms of collateral and partnering with other agencies including HUD, EDA and Maine State Housing Authority to provide multiple sources of revenues and spread the risk among participating agencies. Beyond cleanup, SMPDC staff also work with developers to secure additional sources of funding to ensure the successful redevelopment of the project, not just successful cleanup. This practice ensures that we can leverage all redevelopment costs, ensure the RLF continues to revolve, and assists the borrower with addressing all project financing, not just cleanup financing.

SMPDC has closed \$3,467,960 in loans and has also fully "revolved" the Program Income for additional loans and subgrants. However, program income is already committed for current loans and is not sufficient for the current demand for loans and subgrants. We will utilize our past experiences; relationships with our member communities, experienced regional stakeholders, developers, and consultants; and our demonstrated past successes, to make our RLF continue to be an enduring source of cleanup funds and will provide a crucial bridge between Brownfields assessment and redevelopment.

ii) Marketing Strategy.

We have identified over 500 Brownfield sites within the region as part of our Brownfields inventory process and will target the RLF program to owners and developers of these potential Brownfields sites within Southern Maine. The **sites that have been targeted** by SMPDC for the

RLF program include abandoned industrial mill and manufacturing sites that are located within downtown areas of our target communities. **Consistent with the needs and planning vision** of our member communities, these projects have the highest potential to fulfill the goals of downtown revitalization, infill development, **affordable housing creation**, economic growth, and job creation. We will **market our Brownfields RLF** to the following three types of applicants:

- 1) SMPDC's Brownfields RLF has a proven track record with **private developers** who have completed redevelopment of Brownfield properties. Due to this success, we are constantly in direct contact with developers who are looking at redevelopment projects and inquiring as to the availability of funds for these projects. A major marketing strategy for these funds will be direct one on one contact with the State's development community to let them know that additional funds are available for their projects.
- 2) **Non-profit development companies** have shown significant interest in the RLF program to help leverage other tax credits in the development of affordable housing in southern Maine. The redevelopment of Brownfields sites for affordable housing will encourage in-fill development (reduce sprawl), allow communities to access affordable housing that they could not develop on their own, and will help reuse the existing infrastructure. The HUD Partnership for Sustainable Communities (Sustain Southern Maine initiative) and Sanford's Brownfields Area Wide Planning Grant have identified additional priority projects, and SMPDC will use Brownfields RLF funds to assist in their cleanup and redevelopment.
- 3) **Communities** can also leverage our subgrants to conduct remediation on sites that no one else is stepping forward to implement. Municipalities may obtain a Brownfields site and then convert the site for other public uses, greenspace (ball fields, parks), or needed development. SMPDC will market its Brownfields RLF to its extensive network of municipal officials.

As SMPDC has implemented a successful Brownfields RLF and Assessment Program we have continued positive discussions with municipalities and business owners that are interested in funding redevelopment projects. On the municipal side, SMPDC has had ongoing discussions with: Biddeford, Berwick, Saco, Kittery, and Sanford. Projects within these communities focus on mill redevelopment and the creation of affordable housing, parks and greenspace to support mixed use mill redevelopment projects with a total identified project need of \$600,000. On the private sector side, SMPDC has had a continued dialogue with the private sector building owners and developers in its Brownfields Assessment program and has identified the following unmet needs: Pepperell Mill LLC, a current Brownfields Assessment and RLF recipient – is in process of redeveloping the Pepperell Campus for mixed use residential and commercial activities. Estimated total remediation costs for the projects are \$740,000 and total private investment of \$10,000,000.

b. Task Description and Budget Table

i) Task Descriptions

Task 1 – Cooperative Agreement Oversight. SMPDC will incorporate the new Brownfields RLF into our existing Brownfields RLF Program. SMPDC staff will provide complete staff support to maintain and operate the RLF over a 5 year time. The Brownfields RLF Committee, in cooperation with the SMPDC Executive Committee, is responsible to review and make a funding recommendation for each loan and subgrant. SMPDC will establish and maintain all program files and records. Total costs divided evenly* between loans and subgrants = \$12,000 personnel and

\$4,000 fringe (33%) (**please note that 75% of personnel and fringe costs will be directed towards the loan budget due to level of effort required to manage the loans*); travel at 50 miles/trip x 40 trips x \$0.40 = \$800.00, tolls \$100.00, and meals \$100.00; supplies at \$2,000 to purchase laptop computer and projector, postage and copies at \$1,500, and \$1,500 in miscellaneous supplies; \$5,000 in contractual to hire environmental and financial professionals; and \$6,000 to obtain legal counsel. In addition, SMPDC and our partners will provide supplemental loan servicing and management consulting for our program as in-kind services towards the cost share requirement for a total of \$8,000. **Outputs = 10 Brownfields RLF Committee meetings; submission of 20 quarterly reports; and 6 sites entered into ACRES and quarterly updates.**

Task 2 – Community Outreach & Engagement. Potential Brownfields property owners in our targeted areas will be notified by mail and in person. Abutters and nearby property owners of selected sites will be contacted by mail and through door-to-door outreach. Public hearings and information sessions will be held on the Brownfield RLF program (at least two public meetings will be held per year of the program). Participation will be enhanced through public notices in local newspapers, press releases, legal ads, emails, social media, and the SMPDC web site. Total costs divided evenly between loans and subgrants = \$4,500 personnel and \$1,500 fringe (33%); travel at 50 miles/trip x 20 trips x \$0.40 = \$400.00, tolls \$50.00, meals \$50.00, and \$1,500 to attend the National Brownfields Conference; \$4,000 in contractual to hire environmental and financial professionals; and \$1,000 to obtain legal counsel. In addition, SMPDC will either provide or work with our community-based organizations to provide meeting space and supplemental advertising as in-kind services towards the cost share requirement for a total of \$4,000. **Outputs = development of 1 Brownfields RLF brochure; updated SMPDC website; 6 community relations plans; 10 community meetings; and attendance at one national Brownfields conference.**

Task 3 – Making Loans & Subgrants. As part of this task, funds will be made available to the borrower or subgrantee for completing the required cleanup. Total costs divided evenly* between loans and subgrants = \$3,000 personnel and \$1,000 fringe (33%); \$900,000 to provide loans and subgrants to eligible projects; and \$6,000 to obtain legal counsel. In addition, SMPDC will seek a project cost share of 20% of all loan and subgrant funds for a total of \$180,000. **Outputs = 3 subgrants at a cost of \$120,000 (\$360,000) each and 3 loans at a cost of \$180,000 (\$540,000) each for a total of \$900,000.**

Task 4 – Site Cleanup Activities. SMPDC along with our technical consultant will review clean-up plans for sites wishing to obtain loan funds and subgrants. The plans will be reviewed for conformance with pertinent Maine cleanup criteria and regulations, the respective community's Master Plan and redevelopment goals. The site cleanup plans will be submitted to the Maine Voluntary Cleanup Program (VRAP). Once funds are awarded, SMPDC will attend status meetings and review project updates to ensure the remediation conforms to the remediation plan. Total costs divided evenly between loans and subgrants = \$9,000 personnel and \$3,000 fringe (33%); travels at 50 miles/trip x 40 trips x \$0.40 = \$80.00, tolls \$100.00, meals \$100.00; \$30,000 in contractual for environmental and financial professionals; and \$3,000 for legal counsel. In addition, SMPDC will either provide or work with our community-based organizations to provide volunteer time, meeting space and supplemental advertising as in-kind services towards the cost

share requirement for a total of \$8,000. **Outputs = 6 ABCAs (3 for loans and 3 for subgrants); 6 public meetings; 12 status meetings; cleanup oversight; and 6 completion reports.**

Tracking Progress. The SMPDC Brownfields RLF program will employ a variety of methods for tracking progress: *Grant* – SMPDC will submit quarterly reports/MBE/WBE on time to the EPA throughout the life of the RLF program; *Property* – SMPDC’s QEP will file ACRES updates throughout the life cycle of the project to track redevelopment of the property as well as outputs and outcomes; *Loans* – SMPDC’s Finance Manager will continually update the internal accounting software to track transactions associated with each project.

ii) *Budget Table*

Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach and Engagement	Task 3: Making Loans & Subgrants	Task 4: Site Cleanup Activities	Total
<i>Budget Tasks for Loans and Subgrants</i>					
Personnel	12,000	4,500	3,000	9,000	\$28,500
Fringe Benefits	4,000	1,500	1,000	3,000	\$9,500
Travel	1,000	2,000	0	1,000	\$4,000
Equipment	0	0	0	0	\$0
Supplies	3,000	0	0	0	\$3,000
Contractual	5,000	4,000	0	30,000	\$39,000
Loans	0	0	900,000	0	\$900,000
Legal/Advertising	6,000	1,000	6,000	3,000	\$16,000
Total	\$31,000	\$13,000	\$910,000	\$46,000	\$1,000,000
Cost Share	\$8,000	\$4,000	\$180,000	\$8,000	\$200,000

c. **Ability to Leverage**

SMPDC is well equipped to fully leverage additional funds for the successful cleanup and redevelopment of Brownfields sites. SMPDC staff has over 40 years combined experience leveraging various funding sources. Over the past three years, SMPDC has received or assisted communities in receiving **well over \$20 million in state and federal grants and tax credits**. Virtually all of SMPDC’s successful redevelopment projects have relied on leveraged funding from a variety of sources. The mill redevelopment projects have utilized federal and state historic tax credits, low-income housing tax credits, SMPDC Brownfields RLF funds, HUD Neighborhood Stabilization Program and HOPE VI funds, bank financing and owner financing. The South Berwick Library project was funded by SMPDC Brownfields RLF funds, municipal funds and funds contributed by local residents. One example of leveraged funds from the private sector is The Caleb Foundation, which purchased the former **North Berwick Woolen Mill in North Berwick, Maine**. The Caleb Foundation has received a **\$200,000 subgrant** for the SMPDC Brownfields RLF and invested another **\$7.5 million of private funds** for renovations and redevelopment of the site. The North Berwick Woolen Mill project received the **2010 EPA Region 1 Phoenix Award**.

In **2013 SMPDC received \$500,000 from the Economic Development Administration (EDA)** to capitalize a revolving loan fund. These funds are available to loan to both property developers and

those businesses who locate in redeveloped properties. Economic Development Corporation (EDC) administers five comprehensive financial programs to meet the diverse needs of local business. BSAEDC makes direct loans with state and federal funds, and works closely with all banks in the communities. The Pepperell Mill Campus, a current borrower, has submitted a letter detailing the identified need to complete remediation of the project and the leverage that will occur as a result of receiving funds. ***Letters of documentation*** demonstrating firm leveraging commitments are included as **Attachment E**.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Stakeholders; and, Communicating Progress

SMPDC has a well-established program for involving the communities of our area. Each of our 39 communities has direct access to events and learning opportunities through SMPDC. For our Community Involvement Plan (CIP) for this grant, we plan to notify the communities in our area of our award and will plan on providing outreach activities as follows:

Outreach	Activity Description
SMPDC and Project Partner Websites	SMPDC website maintains a Brownfields section, which contains postings for public meetings, meeting minutes, project updates, and reports, which will be regularly updated. Partner community organizations will also have information or links on their web sites.
Information Repository	The SMPDC office serves as the location for hard copies of all program-related documents for review by the public.
Public Meetings	Public meetings will continue to be held during and after the project selection process for each site. <i>We anticipate up to 10 meetings during this grant cycle.</i> Meetings will be co-hosted with assistance of partner organizations and will be held outside of normal working hours to increase attendance. Public meeting announcements and project updates will be broadcast through our Facebook and Twitter accounts.
Print Newsletters	Partner organizations and member municipalities will utilize their print and email newsletters to promote the program and provide regular project updates. <i>We anticipate 6-9 Newsletters over the grant.</i>
Newspaper Releases	Announcement of grant funding will be publicized extensively in local and state-wide newspapers. Public meetings will also be advertised in community newspapers. <i>We anticipate 6 releases.</i>
Door-To-Door Visits	SMPDC will continue to reach out to municipalities, developers, and business owners about the program with in-person visits.
Flyers	SMPDC will continue to distribute flyers at municipal offices, chambers of commerce, and other high foot traffic locations, as well as to neighbors of project sites. <i>We anticipate 2 flyers.</i>

Brochure	SMPDC has developed a general Brownfields brochure to promote the program and will update it on an annual basis.
E-mail	SMPDC and partner organizations will utilize their respective e-mail networks to announce and promote the program, solicit input, advertise meetings, and disseminate outcomes.
Social Media	SMPDC will utilize Facebook, Twitter, and Blogs to promote the availability of Brownfields RLF Grant monies and successful Brownfields redevelopment.

ii) Communicating Progress

The progress of the community outreach program will be communicated by:

- Posting legal notices in the Portsmouth Herald and Biddeford Journal Tribune newspapers as well as the SMPDC website of upcoming meetings as well as through our social media outlets including Facebook and Twitter.
- Conveying project progress and draft reports via SMPDC's website, social media, press releases, and reports to the SMPDC Executive Committee and participating municipalities.
- Posting information on municipal websites and have reports available for review by residents in order to indicate receipt of funds, solicit public Comment on our proposed work plan, notify stakeholders of the meeting/forums, and make public other important events.

In addition, each borrower and subgrantee will be required to develop a **site-specific Community Relations Plan (CRP)**. This plan will identify the specific approach for informing the target community as well as involving the **target community in remedial action planning** and site cleanup decision making. At a minimum, one public meeting will be held as part of a 30-day public comment period for the draft Analysis of Brownfields Cleanup Alternatives (ABCA). The CRP will also identify specific measures to ensure that the target community and sensitive populations are adequately protected and have been directly notified of cleanups in their local area.

All public meetings will take place in a facility that is **handicapped accessible** and if a special need is identified, we will move the meeting to a facility that accommodates that special need. It is not anticipated that there will be any language barriers, however, if any arise, SMPDC will **provide translation services** or accommodate any special needs that are identified. We will accommodate members when communication barriers are identified and resolve promptly.

b. Partnership with Government Agencies

i) State Environmental Authority - Nick Hodgkins and Chris Redmond of the *Maine Department of Environmental Protection (DEP)* have been actively involved throughout SMPDC's Brownfields Program and will continue to provide critical input and guidance regarding liability protections offered as part of the Brownfields Program. They review all technical submittals, and guidance on the remedial actions for each site. Together, SMPDC and the Maine DEP will ensure that all projects comply with federal and State environmental standards and the State's voluntary cleanup program (VRAP).

ii) Other Relevant Governmental Partnerships - Several additional partnerships have been established as part of SMPDC's Brownfields Program. These include the EPA Region 1, the Maine Center for Disease Control and Prevention (CDC), the York Public Health District, State Historic Preservation Office (SHPO) and the member municipalities. Each partnership plays a critical role in the success of our Brownfields Program. The municipal officials will play an active role throughout the entire Brownfield Program, through participation on SMPDC committees and at public meetings. SMPDC has successfully assisted with *Sanford's EPA funded Areawide Planning Grant* and will assist in the assessment and cleanup of priority projects identified. As a partner to the region's *HUD Sustainability Grant*, *SMPDC will work with the various stakeholders to identify, prioritize, and fund priority projects in our region.* SMPDC also partners with the *State Historic Preservation Office (SHPO)* to review cleanup and redevelopment plans, and assist loan recipients in ensuring that projects meet historic preservation goals, and remain eligible for leveraging applicable historic tax credits. Finally, the Maine Center for Disease Control and Prevention (CDC) and the York Public Health District will be consulted in regards to understanding, communicating, and addressing potential health related issues and public concerns associated with out Brownfield sites.

ci. Partnerships with Community Organizations

Community Organizations Partnering with SMPDC	
Economic Development Corporation (EDC)	EDC will continue to work with SMPDC in providing financial review and loan administration for the RLF Program. They will also promote the Brownfields RLF Program to their potential business clients and they will work to assist in redevelopment and public outreach activities.
Eastern Trail Management District (ETMD)	ETMD will work with SMPDC during this project to inform their members of the Brownfields program, for sites such as the proposed river walk, and to assist in community outreach and public education.
Sanford Regional Economic Growth Council (SREGC)	SREGC will promote the Brownfields Revolving Loan Fund Grant Program to their potential business clients. In addition, they will work to assist in redevelopment and public outreach activities.
York County Community Action Corporation (YCCAC)	YCCAC will assist in community outreach, public education and help address health related issues if SMPDC is awarded this grant.

One example of how we successfully partnered in the implementation of a project was the partnership we developed with the Friends of the **South Berwick Library**. This group was critical to the redevelopment of a former church into the current site of the new South Berwick Library. SMPDC provided assessment funds to complete a Phase I & II for the property to identify contamination at the site and develop a cleanup plan. SMPDC partnered with the Friends to assist in a complicated property transfer to secure a grant from SMPDC's Brownfields RLF and then worked with them to complete the remediation process. The result, an **EPA Success Story** was a renovated, modern public library in downtown South Berwick.

c.ii. Letters of Commitment -. Letters of Commitment from the above Community Organizations have been included in **Attachment F** at the end of this application. We have been actively involved with all of these groups and have reached out again to promote the assistance these groups can provide in planning and implementing our Brownfields RLF program. These groups have indicated a willingness to provide outreach, meeting space, program education and health data.

4. Program Benefits

a. Health and/or Welfare and Environment

Our current Brownfields funds have been used to directly address/facilitate the identification and ultimate reduction of threats to human health. Our inventory process has generated 500 potential Brownfields sites within SMPDC region. The compounds of concern have ranged from chlorinated solvents and other organic compounds, to lead and mercury in soil, groundwater, surface water, sediments, and air. The process of remediating these contaminants will directly **reduce threats to human health and the environment**. Remedial actions conducted at the selected sites will likely include a combination of contaminant source reduction and/or removal along with the implementation, monitoring, and maintenance of engineering and institutional controls through deed restrictions and environmental covenants. These measures **will reduce health threats from direct contact with contaminated soils/removal of lead based paints, further reducing lead-blood levels in children** as well as eliminating contaminated groundwater and vapors under our mill buildings. Public health and the environment will be protected during cleanup activities through the implementation of appropriate health and safety plans, appropriate notifications to the public (flyers and door to door notices) site controls (signage, barriers, traffic control, flaggers for heavy equipment, dust suppression), and appropriate stormwater erosion control. Every site participating in the RLF program will be required to also participate in the Maine Voluntary Cleanup (VRAP) program.

The Brownfields program will provide **social and welfare benefits** through the elimination of factors that result in sprawl and will facilitate redevelopment opportunities that will preserve and enhance the natural and historical character of the region. Redevelopment of our Brownfields, especially those in the downtowns of our target communities, will reduce resource consumption required for new construction and re-use existing infrastructure. For example, the **Sanford Mill** in downtown Sanford was recently redeveloped into **22 units of affordable housing**. The Sanford millyard has sat mostly vacant and uninhabited for over 25 years. The facility also includes a restaurant (Mill 67) within the same building. The redevelopment of the mill (as well as the other mills in the region) will remove blight and allow for the target community to offer affordable, safe, clean housing and attract new residents to the downtown area.

Our commitment to **equitable development principles** can be seen in our focus and success in redeveloping abandoned and underutilized mill buildings, and contaminated boiler houses and storage facilities, in the low-income downtown areas specifically for **affordable housing and specialized housing for the elderly**. For example, the redevelopment of the North Berwick Woolen Mill created housing options and jobs for low income, elderly, and minority persons. For many it gave them the opportunity to stay in their neighborhood and move from a potentially unhealthy unit to one that is clean, modern, efficient, and affordable.

Furthermore, our projects will foster access to **public transportation**, such as the transit center adjacent to the mill yard in Biddeford, and the future Sanford Transportation Center in Sanford. Finally, the cleanups that SMPDC can complete with this grant will encourage the creation of recreational and greenspace, such as the Riverwalk trail in downtown Biddeford and increased access to the Mousam River recreational area in Sanford.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i) Planning, Policies or Other Tools

Through our partnership with the HUD Sustainability Grant, SMPDC has been fighting sprawl by implementing the “*Sustain Southern Maine*” initiative over the past three years. Sustain Southern Maine is a **regional partnership** of non-profit organizations, communities and businesses working together to reduce sprawl and make our economy, environment and sense of community stronger. The goal is to combine planning ideas with funding sources to positively impact southern Maine by lowering their transportation and heating costs, to find good jobs closer to home; to create smaller, more **affordable homes** within walking distance of schools, shopping and parks or recreation for young people and seniors, alike; and finally, to keep Maine’s farmland, woodlands and shorefront intact and available to the public. SMPDC is working with **Sanford on developing Zoning Overlay Districts** which will combine reuse of Brownfields sites in the downtown into office/retail on the bottom floors and residential use on top floors of former mill buildings.

Many of SMPDC’s Brownfield sites are located in downtowns and are vacant or little-used facilities. As mentioned above, SMPDC is working with both **Sanford and Biddeford on their Transit Oriented Development (TOD)** plans where the community will have access to bus transit centers which can transport residents to the airport. As the focus of our strategies is on existing villages and downtowns it is almost imperative that we maximize the use of existing infrastructure that may serve the project.

SMPDC has worked with state and **regional energy efficiency** organizations to ensure that owners and developers have access to information regarding issues, programs and monies available to implement energy star, green building designs, and incorporating LEED principles into the redevelopment designs and facility master planning. For the Sanford Mill project (funded with SMPDC RLF monies), the developer installed green/energy efficient windows in the mill and green remedial technologies (pavement, soil reuse) in the construction of the parking lot.

ii) Integrating Equitable Development or Livability Principles

An example of SMPDC’s commitment to **equitable development and livability principles** is its success and commitment to the cleanup and reuse of downtown mill structures. SMPDC’s Brownfields RLF program has funded three mill redevelopment projects in North Berwick, Biddeford and Sanford. The **projects have created over 250 housing units**, the majority of which are **affordable to lower income residents**, all in downtown areas where the residents can walk to jobs, medical appointments and shopping and have greater access to public transportation. All of these projects have incorporated solar energy into their design. The rehabilitation of the Sanford Mill Brownfields site into affordable housing utilized local contractors for building rehab and the project resulted in upgraded housing options for the people already living downtown and no resident displacement. SMPDC is also a partner in the HUD/DOT/EPA **Partnership for Sustainable Communities** grant, which was received by the Greater Portland Council of Governments (GPCOG). These monies will further help our target communities.

SMPDC actively encourages its Brownfields RLF recipients to implement green remediation plans into their redevelopment projects. An example is one of our subgrant recipients, the Aerofab Mill, utilized local contractors to reduce fuel usage and achieved a **recycling rate of 95%** for generated waste materials.

b. Economic and Community Benefits

i) Economic or Other Benefits

The economic benefits of the cleanup and redevelopment of Brownfields sites are readily apparent. Many of the properties that have been assessed under SMPDC's Brownfields Assessment Program and receive funds under SMPDC's Brownfields RLF Program are either vacant or significantly underutilized. Once a site is cleaned up and redeveloped, it instantly adds to the tax base through increased real estate valuation. We estimate based on the momentum in both of our target communities that at least 100 construction jobs will be created and the base of the redeveloped properties will increase by 10%. With this grant, we anticipate continuing to provide RLF monies to support the redevelopment of these former mills into affordable housing. **Projected outcomes of the SMPDC Brownfields RLF: 240 units of housing created; 867,000 square feet of mill space cleaned up; \$52 million in private and public sector funding leveraged; estimated creation of 140 new jobs.**

Southern Maine consists of many abandoned, underutilized former industrial manufacturing facilities ("mills"). Many of these mills are located adjacent to or in downtown areas and are adjacent to or bisected by a river. As such, they are prime candidates for inclusion in either greenbelt or bike trails along river ways. Many of these sites have been specifically identified for redevelopment into some sort of recreational use including specific sites in Biddeford and Sanford which have preliminary designs to include walkway/recreational paths along these rivers as part of downtown redevelopment projects. SMPDC has worked directly with a number of communities and Land Trusts for planning and developing recreational facilities and trails.

ii) Job Creation Potential - No EPA-funded local job training program exists in the State of Maine. If a municipality or region is awarded an EPA funded local job training grant, SMPDC would be happy to work with the program. SMPDC has a long-term relationship with **Coastal Counties Workforce Investment Board** and the local Maine Career Center, who currently offer a wide variety of non-Brownfields job training programs, which could potentially be utilized to encourage future employment in the local community and further leverage Brownfields funds.

SMPDC provides subgrants to municipalities through our Brownfields RLF program for redevelopment projects in our area and as such works with the recipient community to promote local hiring. ***During the redevelopment of the Sanford Mill (SMPDC Brownfield RLF funded), SMPDC worked with the city to assist in securing jobs for local contractors by promoting advertising of contractor/construction positions in the downtown.*** We will continue to work with member communities and developers to promote local hiring initiatives.

5. Programmatic Capability and Past Performance

a). Programmatic Capability

SMPDC has a staff of nine people including an Executive Director (with 27 years of experience managing economic development and land use), and Economic Development Director (a 26-year veteran of managing both federal and State grant programs within Maine), a bookkeeper and a staff of Land Use Planners who are also available for assistance. We have set up a Brownfields RLF Committee to implement the Brownfields program and have subcontracted with an environmental contractor to help oversee cleanup operations at selected Brownfield sites. We have developed a partnership with the Economic Development Corporation (EDC) to provide underwriting and loan administration services, if we need additional expertise and resources.

SMPDC has also established a procurement policy in accordance with the provisions of Office of Management and Budget (OMB) Circular No. A-102, and applicable state and federal laws.

SMPDC has competitively hired the Economic Development Corporation (EDC) to provide underwriting and loan administration services. EDC is a regional non-profit economic development corporation with more than 20 years of business lending experience. This relationship has been very successful and the contract with EDC will be extended as terms allow. Following RLF grant award, SMPDC will select a QEP in accordance with federal procurement procedures. The QEP will assist in the review of sites entering the RLF program and provide review of required plans and compliance with the Maine DEP Cleanup Program (VRAP). For access agreements, SMRPC will utilize Jensen, Baird, Gardner and Henry for legal support.

b). Audit Findings

SMPDC has been managing grant projects and federal funds for similar projects for over thirty years and has never received an adverse audit finding.

c). Past Performance and Accomplishments

i. Currently or Has Ever Received and EPA Brownfields Assessment, RLF or Cleanup Grant.

The five (5) most recent EPA Brownfields Grants received by SMPDC include the following:

- Hazardous Substances Assessment Grant (2013) – \$10,000 remains for projects. Currently working with a number of projects whose needs exceed available funds.
- Petroleum Assessment Grant (2013) – \$15,000 remains for assessment projects. Currently working with a number of projects whose needs exceed available funds.
- Revolving Loan Funds (2007, 2008); Supplemental funds (2009, 2010, 2011, 2012, and 2013) – all funds have been committed to 9 subgrant projects and 8 loan projects (all under the same grant number). The grant closed out on June 30, 2015.
- Revolving Loan Fund (2014); Supplemental funds (2015) – SMPDC has funded two grant projects and one loan project and currently has \$47,000 in uncommitted funds. SMPDC is presently working with a loan applicant that has requested a \$200,000 loan.

1. Compliance with grant requirements.

Throughout all of SMPDC's various Brownfields grants, quarterly reports and ACRES updates have been submitted on time and in accordance with all submittal requirements. Likewise, all annual financial statements have been properly submitted. No submittal/tracking issues have been identified for these Brownfields cooperative agreements. All phases of the work and reports were reviewed by SMPDC and also submitted the EPA and DEP for review and comment. SMPDC followed our workplan with the assistance of our QEP and conducted meetings and maintained the schedule proposed. We complied with our Cooperative Agreement.

2. Accomplishments

To date, we have conducted a Brownfields hazardous substance inventory containing over 500 potential Brownfields sites within the region and have selected 24 sites for top priority within the program. We have completed the assessment of twenty-four hazardous substance properties and thirteen petroleum properties, deferred five additional sites to the State of Maine Brownfields program, which were successfully assessed, and made nine subgrants (\$1,990,000 total) and eight loans (\$3,467,960 total) from our RLF.

ATTACHMENT A

Threshold Documentation

Threshold Criteria for Revolving Loan Fund Grants

1. Applicant Eligibility

SMPDC is a Council of Governments serving thirty-nine communities in York, Cumberland and Oxford counties in southern Maine. SMPDC formerly known as Southern Maine Regional Planning Commission (SMRPC) was formed in 1964 according to Maine State Statutes (Title 30-A, Chapter 119, Sections 2301-2342). The Commission received a 501 C 3 designation in 1981. Documentation of our eligibility is included in Attachment B.

2. Description of Jurisdiction

The jurisdiction for use of the grant funds will be the area contained within all the 39 member communities of SMPDC. A list of member communities is presented in Attachment B.

3. Letter from the State or Tribal Environmental Authority

Letter from Maine Department of Environmental Protection (DEP) contained in Attachment C.

4. Oversight Structure and Legal Authority to Manage an RLF

a. Recipients of Brownfields Revolving Loan Fund (RLF) monies will be required to enroll in the Maine Department of Environmental Protection's Voluntary Response Action Program (VRAP). The VRAP office will review and comment on the previous investigation reports and work plans, and will provide necessary regulatory environmental and cleanup oversight for each specific site. SMPDC will procure a Qualified Environmental Professional to oversee the cleanup of our loan and or/subgrant sites. SMPDC will secure our QEP(s) prior to cleanups through a Request for Qualifications (RFQ) process and will select one or more firms utilizing competitive procurement provisions.

b. SMPDC currently manages a multi-award funded Brownfields Revolving Loan Fund. In addition, SMPDC currently manages \$500,000 RLF capitalized with an Economic Development Administration (EDA) grant. A legal opinion letter addressing the SMPDC's authority to manage and RLF and access and secure sites in the event of an emergency, default of a loan agreement, or non-performance under a subgrant, is included in Attachment F. The legal letter opinion also includes information on the ability to hold funds, make loans, enter into loan agreements, and collect repayments.

5. Cost Share

SMPDC will be matching the \$1,000,000 revolving loan fund with \$200,000 in the form of matching contributions from borrowers and subgrantees (\$180,000) and in-kind services (\$20,000). We will also credit, if necessary to meet a specific project's match, borrower's fees and interest on loans. In-kind services provided by our member communities and CBOs will also be used to contribute to the required cost share.

Attachment B

SMPDC Eligibility

State of Maine

Certificate of Organization of a Corporation, under Title 13, Chapter 81 of the Revised Statutes, and Amendments thereto.

The undersigned, incorporators of a corporation duly organized at York County Court House
in the town of Alfred, State of Maine, on the 30th day of
September, A. D. 1981, hereby certify as follows:

The name of said corporation is Southern Maine Regional Planning Commission, Incorporated

The purposes of said corporation are

To provide planning and technical assistance to member municipalities in the develop-
ment district pursuant to 30 M.R.S.A. 4521 et seq.;

To promote and carry out cooperative arrangements and coordinate action among member
municipalities pursuant to 30 M.R.S.A. 1981 et seq.;

To provide financing assistance and advisory services to businesses located or seeking
to locate in the development district;

To assist, when called upon by the Governor, in the planning and review of Federal,
State and local projects and plans affecting regional planning, coordination and
development, and shall perform all other functions and duties delegated to it
pursuant to Title 30, Chapter 239, Subchapter 1-B, Subsection 4522, M.R.S.A.

For these purposes, the Commission may accept funds, grants, gifts and services from
the government of the United States or its agencies, from the State or its depart-
ments, agencies or instrumentalities, from any other governmental unit, whether a
member or not, and from private and civic sources.

This corporation is not organized for profit, and no profit or property of the
corporation shall inure to the benefit of any person, partnership or corporation,
except in furtherance of nonprofit-making purposes of the corporation.

Upon termination of the corporation, after all debts, liability, and obligations of
the corporation have been paid and discharged, or adequate provision has been made
therefor, all remaining property and assets of the corporation shall be distributed
proportionately among the member municipalities on the basis of their state valuation.

The Purposes of this corporation shall serve the Southern Regions of the State of Maine.

Said corporation is located in the town of Sanford County of York
State of Maine.

The number of officers is 12 and their names are as follows:

President Wallace E. Reid

Vice-President Donald A. Jack

Secretary or Clerk Norman M. Winch

Treasurer Daniel Fleishman

Directors or Trustees Cullen Carpenter, Lawrence Bliss, J. Michael Phelps, David A. Katon,
Alan Smith, Virginia Moore, Paul Boucher, Frank Goodwin

Witness our hands this _____ day of _____ A.D. 19____

Lawrence P. Bliss
Frank R. Goodwin
Wallace E. Reid
Norman M. Winch
Daniel Fleishman
Donald A. Jack
J. Michael Phelps
David A. Katon
Alan Smith
Virginia Moore
Paul Boucher

Incorporators

STATE OF MAINE

York County

ss.

September 30

A.D. 1981

Then personally appeared the within named

Lawrence P. Bliss
Frank R. Goodwin
Wallace E. Reid
Norman M. Winch

Daniel Fleishman
Donald A. Jack
Paul A. Boucher
Steven Einstein
Michael Phelps

and severally made oath to the foregoing certificate by them signed, that the same is true.

Before me,

Madge Baker

Attorney at Law
Justice of the Peace
~~Notary Public~~

STATE OF MAINE

SECRETARY OF STATE'S OFFICE

October 7,

A.D. 19 81

I hereby certify that I have examined the foregoing certificate, and the same is properly drawn and signed, and is conformable to the constitution and laws of the State.

James S. Henderson
Deputy SECRETARY OF STATE

(This Certificate must be filed in the Office of the Secretary of State within 60 days of approval.)

COPY
(Name of Corporation)

.....
.....
.....
..... \$5.

Registry of Deeds

Received.....19

at h. m. M.

Recorded in Vol. Page

Attest:

..... Register

A true copy of record.

Attest:

..... Register
STATE OF MAINE
Office of Secretary of State

Augusta.....19

Received and filed this day.

Attest:

.....
Secretary of State
Recorded in Vol. Page

STATE OF MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions
101 State House Station
Augusta, Maine 04333-0101

Copy

November 4, 2013

SOUTHERN MAINE REGIONAL PLANNING COMMISSION
21 BRADEEN ST
SUITE 304
SPRINVALE ME 04083-1922

ATTESTED COPIES
WR DCN: 2133052500021

Enclosed please find copies of documents recently placed on file with our office. Each copy has been attested as a true copy of the original and serves as your evidence of filing. We recommend that you retain these permanently with your records.

Charter#: 19810005 N Legal Name: SOUTHERN MAINE PLANNING AND DEVELOPME

CHANGE OF LEGAL NAME

DCN: 2133052500022

Page(s) 2

Total Pages 2

DOMESTIC
NONPROFIT CORPORATION

STATE OF MAINE

CERTIFICATE OF AMENDMENT

Southern Maine Regional Planning Commission
(Name of Corporation)

Filing Fee \$5.00

File No. 19810005 N Pages 2

Fee Paid \$ 5

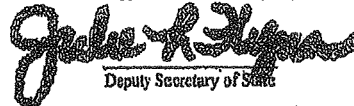
DCN 2133052500022 LNME

FILED

10/10/2013


Deputy Secretary of State

A True Copy When Attested By Signature


Deputy Secretary of State

Pursuant to 13 MRSA §934, the undersigned corporation executes and delivers the following Articles of Amendment:

FIRST: ("X" one box only.) ☒ public benefit corporation ☐ mutual benefit corporation

SECOND: Describe NATURE OF CHANGE (i.e. change in name of corporation, purpose, number of directors, adding or deleting section or revision of section of the Certificate of Organization, etc.) as well as TEXT of amendment. Attach additional pages as needed.

The Southern Maine Regional Planning Commission (SMRPC) has voted to change its
name to the: Southern Maine Planning and Development Commission (SMPDC).

The change was made to reflect the Commission's new role in economic development
housing and brownfields redevelopment.

THIRD: ("X" one box only.) The amendment was adopted on (date) June 12, 2013 as follows:

- ☒ By the members at a meeting at which a quorum was present and the amendment received at least a majority of the votes which members were entitled to cast.
- ☐ (If no members, or none entitled to vote thereon.) By majority vote of the whole board of directors or trustees or managing board, however designated, taken at any legal meeting.

AUTHORIZED SIGNATURE*:

DATED October 8, 2013


(signature of secretary or clerk)

Paul Schumacher, Executive Director
(type or print name and capacity)

*This document **MUST** be signed by the secretary or clerk of the corporation. (13 MRSA §934)

Please remit your payment made payable to the Secretary of State.

Submit Completed form to: **Secretary of State**
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov

Attachment C

Letter From Maine DEP



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Southern Maine Planning & Development Commission ("SMPDC") plans to conduct site assessments and continue funding cleanups, and is applying for federal Brownfields grant funds.

Chuck Morgan of SMPDC has developed applications requesting federal Brownfields Site Assessment Grant funding and Revolving Loan Funds for hazardous materials and petroleum only Brownfields sites in the area the commission serves (community wide).

If SMPDC receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA
Chuck Morgan, SMPDC

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AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

Attachment D

Legal Opinion

**JENSEN BAIRD
GARDNER HENRY**

Attorneys at Law

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NATALIE L. BURNS
SALLY J. DACGETT
BRENDAN P. RIELLY
NICHOLAS J. MORRILL
MARCIA G. CORRADINI
KATHLEEN T. KONKOLY
MARK A. BOWER
ALYSSA C. TIBBETTS
J. CASEY MCCORMACK
TUDOR N. GOLDSMITH

January 21, 2014

United States Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, D.C. 20460

RE: Southern Maine Planning and Development Commission (SMPDC) Authority

To Whom It May Concern:

We have acted as counsel to Southern Maine Planning and Development Commission (SMPDC), a Maine nonprofit corporation (the "Corporation").

For purposes of rendering this opinion, we have examined the following documents:

- A. Certificate of Organization for the Corporation, dated September 30, 1981, a copy of which is attached hereto as Exhibit A.
- B. Certificate of Amendment for the Corporation, dated October 8, 2013, a copy of which is attached hereto as Exhibit B.
- C. Bylaws of the Corporation (current), a copy of which is attached hereto as Exhibit C.

In making such examination, we have assumed:

- 1. The genuineness of all signatures and documents we have examined in connection with the opinion hereinafter rendered.
- 2. Authenticity of all documents submitted to us as originals.
- 3. Conformity to original documents of all documents submitted to us as photostatic copies.
- 4. The capacity of all individuals and the authority of the individual or individuals who executed any such documents.

~ Over 60 Years of Service ~

The legal opinions hereafter set forth are subject to the following qualifications:

- (a) We are members of the Maine Bar, and we express no opinion herein with regard to compliance with any laws or regulations other than those specifically referenced herein.
- (b) Insofar as opinions hereinafter set forth rely on factual matters relating to the Corporation not otherwise covered by certificates specifically referenced herein, we have, except as otherwise noted, relied on the representations of the Corporation.
- (c) Although nothing has come to our attention leading us to question, or giving reasonable grounds to question, the accuracy of such representations or warranties, we have not, except as may be specifically noted in this opinion, made any independent review or investigation.
- (d) For purposes of this opinion, we have assumed that you have all requisite power and authority and have taken all necessary actions on your part to be taken, to effect the transactions mentioned above, and we do not render an opinion on the application or any federal or state law or regulations to your power and authority.

Based upon and limited by the accuracy of the foregoing assumptions and subject to the foregoing qualifications, we are of the opinion that:

1. The Corporation has been duly formed and is validly existing as a nonprofit corporation in good standing under the laws of the State of Maine and is subject to the Maine Nonprofit Corporation Act pursuant to 13-B M.R.S.A. § 103(1)(B).
2. Pursuant to 13-B M.R.S.A. § 202, the Corporation has the power to (1) make contracts and enter loan agreements, (2) to make loans and collect repayment, (3) to hold any property, including, but not limited to, real property, as security for payment of funds loaned, and (4) to effectuate all other corporate powers enumerated under 13-B M.R.S.A. § 202.
3. Pursuant to 30-A M.R.S.A. § 2325(2), the Corporation may accept funds, grants, gifts and services from the Federal Government, the State of Maine, or any other governmental unit, as well as private and civic sources.
4. Pursuant to 33 M.R.S.A. § 502, the Corporation, as mortgagee, has the power to access any real property mortgaged to it, whether before or after breach of any loan agreements.

Jensen Baird
Gardner Henry

January 21, 2014
Page 3

5. Pursuant to the applicable loan or subgrant documents, the Corporation will reserve a right to access and secure any sites benefitted by a loan or subgrant in the event of an emergency or a default under the applicable loan or subgrant documents.

Very truly,

A handwritten signature in cursive script, reading "Natalie Z. Burns". The signature is written in dark ink and is positioned below the "Very truly," text.

Jensen Baird Gardner & Henry

Jensen Baird
Gardner Henry

January 21, 2014
Page 4

EXHIBIT A

State of Maine

Certificate of Organization of a Corporation, under Title 13, Chapter 81 of the Revised Statutes, and Amendments thereto.

The undersigned, incorporators of a corporation duly organized at York County Court House
in the town of Alfred, State of Maine, on the 30th day of
September, A. D. 1981, hereby certify as follows:

The name of said corporation is Southern Maine Regional Planning Commission, Incorporated

The purposes of said corporation are

To provide planning and technical assistance to member municipalities in the develop-
ment district pursuant to 30 M.R.S.A. 4521 et seq.;

To promote and carry out cooperative arrangements and coordinate action among member
municipalities pursuant to 30 M.R.S.A. 1981 et seq.;

To provide financing assistance and advisory services to businesses located or seeking
to locate in the development district;

To assist, when called upon by the Governor, in the planning and review of Federal,
State and local projects and plans affecting regional planning, coordination and
development, and shall perform all other functions and duties delegated to it
pursuant to Title 30, Chapter 239, Subchapter 1-B, Subsection 4522, M.R.S.A.

For these purposes, the Commission may accept funds, grants, gifts and services from
the government of the United States or its agencies, from the State or its depart-
ments, agencies or instrumentalities, from any other governmental unit, whether a
member or not, and from private and civic sources.

This corporation is not organized for profit, and no profit or property of the
corporation shall inure to the benefit of any person, partnership or corporation,
except in furtherance of nonprofit-making purposes of the corporation.

Upon termination of the corporation, after all debts, liability, and obligations of
the corporation have been paid and discharged, or adequate provision has been made
therefor, all remaining property and assets of the corporation shall be distributed
proportionately among the member municipalities on the basis of their state valuation.

The Purposes of this corporation shall serve the Southern Regions of the State of Maine.

Said corporation is located in the town of Sanford County of York
State of Maine.

The number of officers is 12 and their names are as follows:

President Wallace E. Reid

Vice-President Donald A. Jack

Secretary or Clerk Norman M. Winch

Treasurer Daniel Fleishman

Directors or Trustees Cullen Carpenter, Lawrence Bliss, J. Michael Phelps, David A. Katon,
Alan Smith, Virginia Moore, Paul Boucher, Frank Goodwin

Witness our hands this day of A.D. 19.....

Lawrence P. Bliss
Frank R. Goodwin
Wallace E. Reid
Norman M. Winch
Daniel Fleishman
Donald A. Jack
J. Michael Phelps
David A. Katon
Alan Smith
Virginia Moore
Paul Boucher

Incorporators

STATE OF MAINE

York Countyss. September 30A.D. 1981.....

Then personally appeared the within named

Lawrence P. Bliss
Frank R. Goodwin
Wallace E. Reid
Norman M. Winch

Daniel Fleishman
Donald A. Jack
Paul A. Boucher
Steven Einstein
Michael Phelps

and severally made oath to the foregoing certificate by them signed, that the same is true.

Before me,

.....Mudge Baker.....
Attorney at Law
Justice of the Peace
Notary Public

STATE OF MAINE

SECRETARY OF STATE'S OFFICE

October 7,

A.D. 19 81

I hereby certify that I have examined the foregoing certificate, and the same is properly drawn and signed, and is conformable to the constitution and laws of the State.

James S. Henderson
Deputy SECRETARY OF STATE

(This Certificate must be filed in the Office of the Secretary of State within 60 days of approval.)

COPY
(Name of Corporation)

.....
.....
.....
..... \$s.

Registry of Deeds

Received.....19

at h. m. M.

Recorded in Vol. Page

Attest:

..... Register

A true copy of record.

Attest:

..... Register

STATE OF MAINE

Office of Secretary of State

Augusta.....19

Received and filed this day.

Attest:

.....

Secretary of State

Recorded in Vol.

Page

Jensen Baird
Gardner Henry

January 21, 2014
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EXHIBIT B

STATE OF MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions
101 State House Station
Augusta, Maine 04333-0101

CSP-8

November 4, 2013

SOUTHERN MAINE REGIONAL PLANNING COMMISSION
21 BRADEEN ST
SUITE 304
SPRINVALE ME 04083-1922

ATTESTED COPIES
WR DCN: 2133052500021

Enclosed please find copies of documents recently placed on file with our office. Each copy has been attested as a true copy of the original and serves as your evidence of filing. We recommend that you retain these permanently with your records.

Charter#: 19810005 N Legal Name: SOUTHERN MAINE PLANNING AND DEVELOPME

CHANGE OF LEGAL NAME

DCN: 2133052500022 Page(s) 2

Total Pages 2

DOMESTIC
NONPROFIT CORPORATION

STATE OF MAINE

CERTIFICATE OF AMENDMENT

Southern Maine Regional Planning Commission
(Name of Corporation)

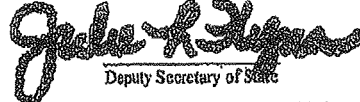
Filing Fee \$5.00

File No. 19810005 N Pages 2
Fee Paid \$ 5
DCN 2133052500022 LNME

FILED
10/10/2013


Deputy Secretary of State

A True Copy When Attested By Signature


Deputy Secretary of State

Pursuant to 13 MRSA §934, the undersigned corporation executes and delivers the following Articles of Amendment:

FIRST: ("X" one box only.) ☒ public benefit corporation ☐ mutual benefit corporation

SECOND: Describe NATURE OF CHANGE (i.e. change in name of corporation, purpose, number of directors, adding or deleting section or revision of section of the Certificate of Organization, etc.) as well as TEXT of amendment. Attach additional pages as needed.

The Southern Maine Regional Planning Commission (SMRPC) has voted to change its
name to the: Southern Maine Planning and Development Commission (SMPDC).

The change was made to reflect the Commission's new role in economic development,
housing and brownfields redevelopment.

THIRD: ("X" one box only.) The amendment was adopted on (date) June 12, 2013 as follows:

- ☒ By the members at a meeting at which a quorum was present and the amendment received at least a majority of the votes which members were entitled to cast.
- ☐ (If no members, or none entitled to vote thereon.) By majority vote of the whole board of directors or trustees or managing board, however designated, taken at any legal meeting.

AUTHORIZED SIGNATURE*:

DATED October 8, 2013


(signature of secretary or clerk)

Paul Schumacher, Executive Director
(type or print name and capacity)

*This document **MUST** be signed by the secretary or clerk of the corporation. (13 MRSA §934)

Please remit your payment made payable to the Secretary of State.

Submit Completed form to: **Secretary of State**
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, Me 04333-0101
Telephone Inquiries: (207) 624-7752 Email Inquiries: CEC.Corporations@Maine.gov

Jensen Baird
Gardner Henry

January 21, 2014
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EXHIBIT C

BY-LAWS

**SOUTHERN MAINE REGIONAL PLANNING COMMISSION
21 BRADEEN STREET, SUITE 304, SPRINGVALE, MAINE 04083**

AS AMENDED THROUGH JUNE, 1995

**Southern Maine Regional Planning Commission, Incorporated
By-Laws and Municipal Terms of Agreement**

ARTICLE I – NAME

The name of this corporation is the Southern Maine Regional Planning Commission (known as SMRPC).

ARTICLE II – LEGAL BASIS

Section 1.

The legal basis for SMRPC is Title 13, MRSA, Chapter 81, and Title 30-A, MRSA, Section 2311 - 2316.

Section 2.

Title 3-A, MRSA, Section 2313, 1. allows SMRPC to study area governmental problems common to 2 or more member municipalities, to promote cooperative arrangements and actions among member municipalities, and to make recommendations for review and action to its member municipalities and other public agencies that perform functions within the region.

Section 3.

Title 30-A, MRSA, Section 2313, 2. gives SMRPC the authority, on behalf of one or more member municipalities and upon appropriate acting of the municipalities' legislative bodies, to exercise any power capable of exercise by a member municipality, except legislative powers, taxing powers, and eminent domain powers.

ARTICLE III - PURPOSE

The purpose of SMRPC is to strengthen local municipal self-government while combining total resources for meeting regional challenges beyond individual capacities; to serve as a mutual forum to identify, study, and bring into focus regional challenges and opportunities; provide organizational support to enable communication and coordination among governments and agencies concerned with regional issues and opportunities; to act as an advocate where membership directs; and to exercise such powers as the member municipalities may delegate.

ARTICLE IV – MEMBERSHIP AND PREPRESENTATION

Section 1.

Eligibility for membership in SMRPC is open to any municipality or county in the geographic area known as the Southern Maine Planning and Development District as described by Maine Gubernatorial Executive Order.

Section 2.

Application for admission or requests for withdrawal may only be done by a formal resolution adopted by the legislative body of the municipality or the Board of County Commissioners of the county requesting consideration. The Executive Committee of SMRPC may vote to suspend any member for failure to meet membership criteria.

Section 3.

The board of municipal officers of each member municipality of SMRPC is eligible to appoint two representatives to the SMRPC General Assembly. Any municipal member having a population over 10,000 as determined by the latest decennial census may appoint one additional representative for every 10,000 population or fraction thereof over 10,000 population. At least one-half of the representatives of any municipal member must be municipal officers – Selectmen or Council Members. (MRSA, Title 30-A, Section 2313 requires that at least half of the representatives from each member municipality be municipal officers.) The Board of County Commissioners of member counties may appoint two representatives to the General Assembly.

ARTICLE V - ORGANIZATION

Section 1 – General Assembly

- A. The General Assembly is the policy making body of SMRPC. The powers and functions of the General Assembly include the adoption of the SMRPC work plan and budget; election of officers and other Executive Committee members; adopting and amending the By-Laws, the Regional Policies, and the Strategic Plan, and the acceptance of municipal powers as a member municipality's legislative body may delegate.
- B. Each representative to the General Assembly must be appointed, by the municipal officers, prior to the annual meeting of the General Assembly and serves for a term of one year and until replaced. However, the term of any General Assembly member who is a municipal officer ends if that member is no longer a municipal officer.

Section 2 – Officers

- A. The officers of the SMRPC consist of a Chair, a Vice-Chair, a Treasurer, and a Secretary. These officers serve as the officers of both the General Assembly and of the Executive Committee.

- B. Officers are elected at the annual meeting of the General Assembly and serve for a term of one year or until their successors are elected. Election may be by show of hands vote or written ballot. A majority vote of those General Assembly members present and voting is needed to elect.
- C. The Chair of the SMRPC resides over the meetings of the General Assembly and the Executive Committee. In the absence of the Chair, the Vice Chair presides. In the absence of the Vice Chair, the next highest ranking officer presides; the Treasurer, then the Secretary.
- D. The Treasurer is responsible for care and custody of all the funds and the securities of the SMRPC and to ensure that they are deposited in the name of the SMRPC in the bank or banks as the Executive Committee may direct. The Treasurer must provide a report of the finances at each meeting of the Executive Committee and at each annual meeting of the General Assembly. The treasurer is responsible for disbursement of funds as is required to pay for the operations of the SMRPC. The Treasurer may direct the Executive Director to undertake the disbursements. The Executive Director must consult with the Treasurer in the preparation of the proposed work plan and budget.
- E. The Secretary is responsible for keeping the minutes of the Executive Committee meetings and the meetings of the General Assembly. The Executive Committee may delegate this duty to the Executive Director.
- F. The Executive Committee may fill any vacancy in any office until the next Annual Meeting.

Section 3 – Executive Committee

- A. The Executive Committee consists of officers of the SMRPC General Assembly, and ten members of the General Assembly elected by the General Assembly at the SMRPC Annual Meeting.
- B. The Executive Committee has the following functions and powers:
 - (1) To act on behalf of the General Assembly in conducting the business of the SMRPC.
 - (2) To appoint, fix the salary of, and remove for cause the Executive Director.
 - (3) To propose an annual work plan and budget to the General Assembly.
 - (4) From time to time to consider and recommend action on regional policies, a strategic plan, and other studies or plans.
 - (5) To set annual membership criteria.
 - (6) To set fees for services rendered to member and non-member municipalities.
 - (7) To oversee the receiving, holding, and disbursing of funds of the SMRPC.
 - (8) To provide for an annual audit.
 - (9) To exercise such municipal powers as may be delegated to SMRPC by any of its members.
 - (10) To create committees to serve from time to time as it deems appropriate.

- (11) To fill any vacancy on the Executive Committee and of any of the officers until the next annual meeting of the General Assembly.

ARTICLE VI - MEETINGS

Section 1 – General Assembly

- A. The General Assembly must meet annually during the month of June, with the date, time, and place determined by the Chair. Fifteen days notice of the date, time, and place must be given to each member municipality and county, and each member of the General Assembly.
- B. Special meetings may also be called by the Chair, by a majority vote of the Executive Committee, or by request of 25 percent of the members of the General Assembly. Notice of a special meeting must be mailed at least seven days prior to the date of the meeting and addressed to the head elected official of each member of the SMRPC and to the members of the General Assembly.
- C. Each member of the General Assembly is entitled to one vote. Twenty percent of the members of the General Assembly constitutes a quorum.
- D. Votes of the General Assembly, including elections, may be by show of hands or written ballot.
- E. Records will be maintained at the offices of SMRPC.
- F. Parliamentary authority is the current edition of Robert's Rules of Order Newly Revised for all matters not covered in these by-laws.

Section 2 – Executive Committee

- A. The Executive Committee must meet regularly with the Executive Director, generally on a monthly basis, with the date, time, and place of each regular meeting determined by the Executive Committee.
- B. Special meetings may be held at the call of the Chair, at the direction of the General Assembly, or upon request of a majority of the members of the Executive Committee. The Secretary of the SMRPC must cause notice to be given of the business to be conducted and the date, time, and place of the special meeting to each member of the Executive Committee at least five days prior to the meeting.
- C. Each member of the Executive Committee has one vote. A simple majority of the members of the Executive Committee constitutes a quorum. Votes of the Executive Committee are by show of hands vote.
- D. The Executive Committee may create ex-officio, non-voting, memberships on the Executive Committee.

E. Records will be maintained at the offices of SMRPC.

F. Parliamentary authority is the current edition of Robert's Rules of Order Newly Revised for all matters not covered in these by-laws.

ARTICLE VII – STAFF

Section 1 – Executive Director

The Executive Director is in charge of the office and the hiring of all employed and contractual staff; directs the activities outlined in the annual work plan and budget; is in charge of general correspondence; receives all funds of the SMRPC; prepares the annual work plan and budget, including estimates of revenues and expenditures for the fiscal year; keeps accounts which are open for inspection by the Executive Committee; and performs such other duties as the Executive Committee may assign.

Section 2 – Other staff

A. Other staff may consist of personnel, either employed or on a contractual basis, in positions established by the Executive Committee.

B. No employee of SMRPC may be a member of the General Assembly.

ARTICLE VIII – FINANCES

Section 1 - Funds

Funds which accrue to the SMRPC for its use in furthering its aims and purposes are controlled, disbursed, and accounted for in a manner prescribed by these By-laws and the Executive Committee.

Section 1 – Fiscal Year

The fiscal year of the SMRPC is July 1 to June 30.

Section 3 – Bonds

The Treasurer and the Executive Director may be bonded for the faithful performance of their duties in the sum and with such sureties as the Executive Committee may require and approve. The cost of the bonds are paid by the SMRPC.

Section 4 – Reimbursement of General Assembly Members

Members of the General Assembly may not be remunerated for their services, but may be reimbursed upon approval of the Executive Committee for expenses incurred on behalf of the SMRPC.

ARTICLE IX – COMMITTEES

Section 1 – Nominating Committee

- A. The Nominating Committee consisting of five members of the General Assembly must be appointed by the Executive Committee at its regular meeting in March.
- B. The Nominating Committee must recommend a slate of Officers and Executive Committee members to be voted on at the annual meeting of the General Assembly. They may recommend more than one person for any office and they must take into consideration geographic distribution of nominees. Consent to serve must be obtained from all nominees before nominations are made. Additional nominating may be made from the floor by members of the General Assembly at the annual meeting.

Section 2 – Finance Committee

- A. The Finance Committee consists of the Treasurer and two members of the Executive Committee appointed by the Chair of the SMRPC. The Treasurer is Chair of the Finance Committee.
- B. The Finance Committee reviews and makes recommendations to the Executive Committee concerning the budget and other financial matters.

Section 3 – Personnel Committee

- A. The personnel Committee consists of the Vice Chair and two members of the Executive Committee appointed by the Chair of the SMRPC.
- B. The Personnel Committee reviews and makes recommendations to the Executive Committee concerning staff positions and other personnel matters.
- C. The Personnel Committee with advice from the Finance Committee must annually make a recommendation to the Executive Committee concerning compensation levels for the staff.

Section 4 – Other Committees

The Executive Committee may create other committees to study and make recommendations on issues affecting the region with respect to such matters as land use, capital improvements, natural resources, intergovernmental relations, solid waste and recycling management, coordination of public services, and internal organization. The Chair of the SMRPC appoints the members of any committee created.

ARTICLE X – AMENDMENTS

These by-laws may be amended by a two-thirds vote of the members present and voting at the annual or special meeting of the General Assembly, provided the proposed amendment is sent with the written notice of the meeting to each member.

ARTICLE XI – MISCELLANEOUS

Section 1 – Annual Reports

The Chair, Executive Director, Treasurer, and Secretary must prepare annual reports which are included in the Annual Report of the SMRPC and are presented at the annual meeting of the General Assembly.

Section 2 – Regional Cooperation

SMRPC may join with other regional councils to promote regional interests within the state of Maine, New England, and the Nation. The Chair of the SMRPC may appoint representatives to such organizations.

Section 3 – Termination

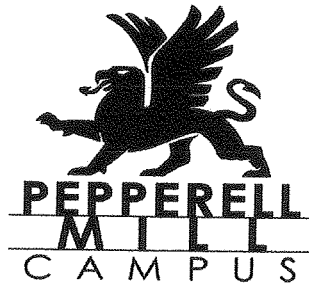
- A. In the event the General Assembly or Executive Committee determines by vote that it is necessary to dissolve the SMRPC, the Executive Committee must adopt a resolution to such effect, which must be submitted to the legislative bodies of the member municipalities and the Board of County Commissioners of member counties.
- B. Termination of the SMRPC requires the affirmative vote on a resolution to terminate and dissolve the SMRPC by two-thirds of the member municipalities.
- C. If terminated and dissolved, upon settling the debts, liabilities, and obligations of the SMRPC, the remaining assets of the SMRPC must be divided proportionately among the member municipalities on the basis of their state valuation.

Section 4 – Saving Clause

If any portion of these By-laws is found to be contrary to law, it does not invalidate other portions.

Attachment E

Letters of Firm Leveraging Commitment



December 14, 2015

Paul Schumacher
SMPDC
110 Main Street, Suite 1400
Saco, ME 04072

Dear Paul,

I am writing this letter to you in support of SMPDC's FY 2016 Brownfields Revolving Loan Fund application. See attached spreadsheet for project breakdown.

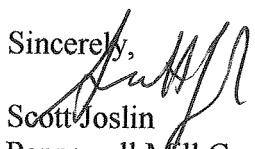
The Pepperell Mill Campus has utilized SMPDC's Brownfields RLF to help in funding several cleanup projects. These funds have been a critical part of the financing needed to support the cleanup and redevelopment of portions of the Peppermill Campus.

We have recently developed a funding timeline for the remaining development of the Pepperell Mill Campus (see table below). Total remediation costs for the remaining buildings at the Pepperell Mill Campus is approximately \$740,000. If SMPDC is successful in receiving Brownfields RLF grant funds we will be applying for \$740,000 and will be providing a cost share/cash match of \$148,000.

The procure remediation funds, once the work is complete, will leverage an additional \$10,000,000.00 in private funding to complete the development of the mill project.

We hope that you are successful in obtaining the grant and look forward to our continued partnership.

Sincerely,

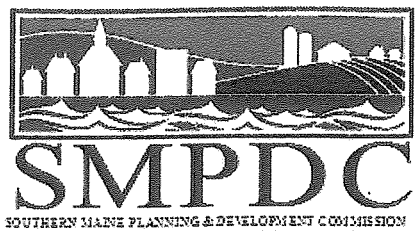

Scott Joslin
Pepperell Mill Campus

Inventory of Hazardous Waste Remediation Tasks
The Mills At Pepperell, LLC
11-02-2015

LOCATION	TASK DESCRIPTION	SCHEDULED VALUE	COMMENCEMENT	COMMENTS
Building 13, 2nd Floor	Lead Paint Mitigation	\$174,666	11/1/15	Building 13 1st floor is complete.
Building 13 & 13W Remaining	Universal Waste Disposal	\$33,229	11/1/15	
Building 9	Asbestos Abatement	\$12,830		
	Lead Paint Mitigation	\$18,500	3/1/16	
	Universal Waste Disposal	\$1,165		
Building 19	Asbestos Abatement	\$26,080		
	Lead Paint Mitigation	\$45,000	4/1/16	
	Universal Waste Disposal	\$3,142		
Building 11	Asbestos Abatement	\$5,460		
	Lead Paint Mitigation	\$65,000	8/1/16	
	Universal Waste Disposal	\$8,060		
Building 20	Asbestos Abatement	\$21,760		
	Lead Paint Mitigation	\$30,000	1/1/17	
	Universal Waste Disposal	\$1,041		
Building 12 & 34	Asbestos Abatement	\$68,750		
	Lead Paint Mitigation	\$58,000	2018	
	Universal Waste Disposal	\$22,795		
Building 10	Asbestos Abatement	\$95,115		
	Lead Paint Mitigation	\$40,000	2018	
	Universal Waste Disposal	\$9,500		

TOTALS BY TASK	
Asbestos Abatement Total	\$229,995
Lead Paint Mitigation Total	\$431,166
Universal Waste Disposal Total	\$78,932
TOTAL	\$740,093

TOTALS BY YEAR	
2015	\$207,895
2016	\$185,237
2017	\$52,801
2018	\$294,160
TOTAL	\$740,093



Serving the Municipalities of
Southwestern Maine
For 50 years

December 18, 2015

Paul Schumacher
Executive Director
Southern Maine Regional Planning Commission
110 Main Street, Suite 1400
Saco, ME 04072

RE: Support for EPA Brownfield Revolving Loan Fund Grant Proposal

Dear Mrs. Cromwell:

On behalf of the Southern Maine Regional Planning Commission (SMPDC), this letter is being provided to show our commitment to the SMRPC in their proposal for a FY 2016 EPA Brownfield Revolving Loan Fund Grant.

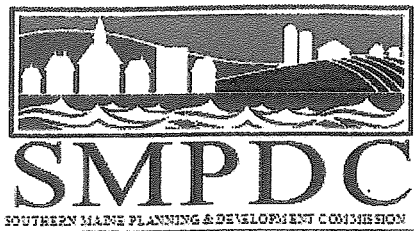
Founded in 1965, the Southern Maine Planning and Development Commission (SMPDC) is a voluntary non-profit organization with a distinguished history of service to the municipalities and public service agencies of the southern Maine region. SMPDC's members include 39 municipalities. We have a revolving loan fund that provides business financing in the region and a revolving loan fund capitalized through loan repayments from a closed out EPA RLF grant. In addition we support economic development efforts in the region.

SMPDC can and will provide the following financial resources to property developers or business seeking a business location in redeveloped properties if SMPDC is awarded this grant:

\$500,000 Economic Development RLF Funds – The SMPDC Economic Development Administration (EDA) Economic Development Revolving Loan Fund will make funds available to property developers and entrepreneurs for business development projects.

\$200,000 SMPDC Brownfields RLF (yearly in revolved program income) – These funds are available for assessment and cleanup activities at Brownfield redevelopment projects. The amount of funds are insufficient to fund the identified assessment and cleanup need at sites throughout the region.

This grant will provide funding for desperately needed environmental clean up work in southern Maine. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived



Serving the Municipalities of
Southwestern Maine
For 50 years

environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Cleanup of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in southern Maine.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with other community based organizations to identify properties in need of cleanup and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,

Paul Schumacher
Executive Director



December 14, 2015

Paul Schumacher
Executive Director
Southern Maine Planning and Development Commission
110 Main Street, Suite 1400
Saco, ME 04072

RE: Support for EPA Brownfield Revolving Loan Fund Grant Proposal

Dear Mr. Schumacher:

On behalf of the Economic Development Corporation, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Revolving Loan Fund Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Economic Development Corporation (EDC) is a non profit development corporation serving communities in York County, Maine. We have several revolving loan funds that provide business financing in the region. In addition we support economic development efforts in the region.

EDC has been a partner with SMPDC since the inception of its Brownfields RLF program. We have significant experience in the design and implementation of revolving loan funds and have provided this assistance to SMPDC. Another important role we play in SMPDC's Brownfields RLF is to provide business assistance and counseling to businesses that are applying for loan funds. Lastly, we can provide funds to support the redevelopment of brownfields projects through our own revolving loan funds, in many cases we can provide an additional source of funds for activities that are not eligible for EPA funds.

The EDC can and will provide the following loan funds to property developers or business seeking a business location in redeveloped properties if SMPDC is awarded this grant:

\$180,000 Biddeford Mill Redevelopment Fund – This fund provides loans up to \$10,000 to owners/developers and businesses located within the "Mill Redevelopment District" in the City of Biddeford.

\$200,000 Micro-Loan Fund – This fund provides loans up to \$25,000 to small and emerging private businesses with special emphasis towards women and minority owned businesses.

In addition to providing leveraged funding EDC, as a community-based organization, can and will provide the following types of services if SMPDC is awarded this grant:

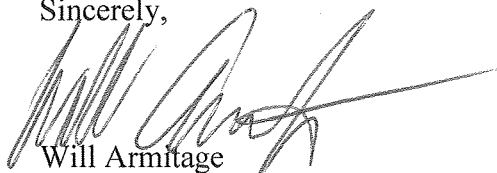
- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities
- Market the SMPDC Brownfields RLF to developers who are pursuing redevelopment projects in the region
- Help entrepreneurs to develop business plans in order to secure financing for their business projects located in redeveloped properties
- Host public meetings
- Help post community outreach material on web and/or in newsletters
- Public education/outreach about brownfields & their risks

This grant will provide funding for desperately needed environmental clean up work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,



Will Armitage
Executive Director

Attachment F

Letters of Support From Community Organizations



December 8, 2015

Paul Schumacher, Executive Director
Southern Maine Planning and Development Commission
21 Bradeen Street, Suite 304
Springvale, ME 04083

RE: Support for EPA Brownfields Revolving Loan Fund Grant

Dear Mr. Schumacher:

On behalf of York County Community Action Corporation (YCCAC), I would like to express our support of Southern Maine Planning and Development Commission's (SMPDC) proposal for and EPA Brownfields Revolving Loan Fund. We are committed to SMPDC's work to develop and improve the Greater Sanford region, and build communities where individuals and families may live, work and grow.

For nearly fifty years, York County Community Action Corporation (YCCAC) has been providing services and presenting opportunities to support the economic, social, educational, physical and emotional wellbeing of York County residents. Guided by the principles outlined in the preamble to the Economic Opportunity Act of 1964 to "eliminate the paradox of poverty in the midst of plenty," YCCAC believes that all individuals deserve the opportunity to live full and meaningful lives, with a warm and safe place to call home, reliable transportation, affordable health care, nutritious food and, above all, a sense of purpose within a safe and supportive community.

In addition to our social service programs, YCCAC operates a federally-qualified community health center, Nasson Health Care, offering comprehensive primary medical, dental and behavioral health services to individuals throughout York County. SMPDC was there "at the table" when YCCAC planned and applied for a federal grant that enabled us to vastly expand our health center, and continues to be part of our planning efforts today.

In recent years, increasing attention has been paid to the impacts of "Social Determinants of Health", e.g. the effects of social, economic and environmental factors on an individual's physical health. Many of our patients at the Health Center have spent their entire lives in the Sanford region, which has been burdened by high rates of unemployment and poverty for decades. We recognize that, to improve the long-term health of our patients and communities, some efforts must start, literally, from the ground, up, improving the environment and architectural landscape of an area that once thrived as an economic engine, but which has fallen victim to hard times.

This grant will provide funding for desperately needed assessment work in York County. We understand better than most the historic industrial uses of the numerous properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to clean up the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

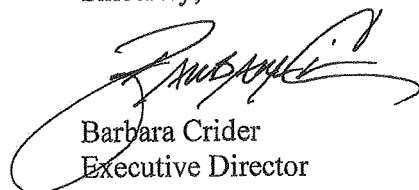
Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community-based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

York County Community Action can and will provide the following types of services if SMPDC is awarded this grant:

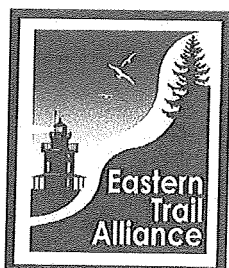
- Provide meeting space, as available, to host meeting of the public and private stakeholders;
- Participate in activities that support SMPDC's planning, assessment and public outreach efforts; and
- Post community outreach material at our office and program sites, as feasible.

Thank you for your consideration of this proposal.

Sincerely,



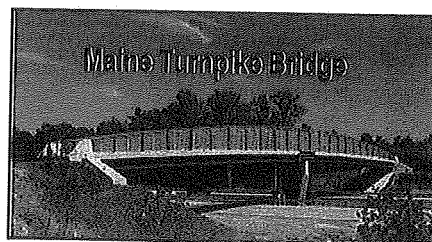
Barbara Crider
Executive Director



Eastern Trail Alliance

P.O. Box 250
Saco, Maine 04072

www.EasternTrail.Org



Trustees

Bob Hamblen
President &
Treasurer

Bob Bowker
Vice President

Bob LaNigra
Vice President &
Secretary

John Andrews
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Jim Bucar

Tom Daley

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Tim Lambert

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Carole Brush

**Communications
Coordinator**
Scott Marcoux

December 14, 2015

Paul Schumacher

Executive Director

Southern Maine Regional Planning Commission

110 Main Street, Suite 1400

Saco, ME 04072

RE: Support for EPA Brownfield Revolving Loan Fund Grant Proposal

Dear Mr. Schumacher:

On behalf of the Eastern Trail Alliance, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Revolving Loan Fund Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Eastern Trail Alliance is a 501-(c3) non-profit corporation whose purpose is to establish a four-season, non-motorized, multi-purpose, transportation and recreation trail between Portsmouth, New Hampshire and South Portland, Maine, serving as the southern Maine portion of the East Coast Greenway. The ETA promotes trail-associated economic development in York and Cumberland Counties by providing a trail directly serving the recreational, commercial, and social activities of residents and visitors to the southern Maine region.

The Eastern Trail Alliance can and will provide the following types of services if SMPDC is awarded this grant:

- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities.
- Work with communities interested in developing trails, particularly trails in the downtown mill districts, to understand the benefits of using Brownfields RLF funds to assist in clean up efforts.
- Host public meetings.
- Help post community outreach material on web and/or in newsletters.
- Public education/outreach about brownfields & their risks.

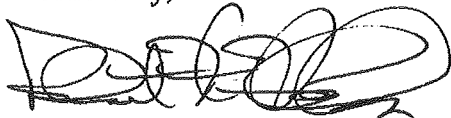
This grant will provide funding for desperately needed assessment work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination.

With the grant funding, we know that the SMPDC will be able to assess the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Clean up of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Hamblen', with a stylized flourish at the end.

Robert Hamblen
President



917 Main Street, Suite D
Sanford, ME 04073
Phone: 207-324-9155
Fax: 207-608-4114
www.sanfordgrowth.com

December 14, 2015

Paul Schumacher
Executive Director
Southern Maine Regional Planning Commission
110 Main Street, Suite 1400
Saco, ME 04072

RE: Support for EPA Brownfield Revolving Loan Fund Grant Proposal

Dear Mr. Schumacher:

On behalf of the Sanford Regional Economic Growth Council, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Revolving Loan Fund Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Sanford Regional Economic Growth Council (SREGC) is a partnership of the City of Sanford, the Chamber of Commerce and the Industrial Development Corporation. This evolving organization is chartered to be the leading economic development organization in central York County and has embarked on an aggressive and cutting-edge strategy to increase the prosperity of its citizens and enhance the area's economy.

SREGC has been a partner with SMPDC since the inception of its Brownfields RLF program. We have significant experience in the design and implementation of Brownfields redevelopment projects and have partnered with SMPDC on projects such as the Sanford Mill. Another important role we play in SMPDC's Brownfields RLF is to assist businesses that are applying for loan funds. Lastly, we have been a founding partner with the City of Sanford on the Areawide Planning Grant funded by EPA and can help SMPDC to target their RLF funds towards priority projects identified in the Areawide Plan..

SREGC, as a community-based organization, can and will provide the following types of services if SMPDC is awarded this grant:

- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities
- Market the SMPDC Brownfields RLF to developers who are pursuing redevelopment projects in Sanford
- Host public meetings
- Help post community outreach material on web and/or in newsletters
- Public education/outreach about brownfields & their risks

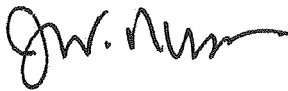


This grant will provide funding for desperately needed environmental clean-up work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean-up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

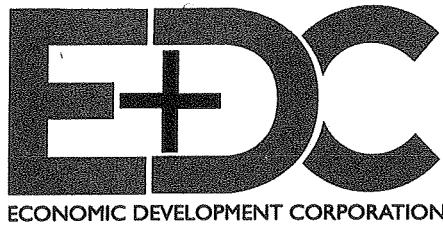
Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,



James F. Nimon
Executive Director



December 14, 2015

Paul Schumacher
Executive Director
Southern Maine Planning and Development Commission
110 Main Street, Suite 1400
Saco, ME 04072

RE: Support for EPA Brownfield Revolving Loan Fund Grant Proposal

Dear Mr. Schumacher:

On behalf of the Economic Development Corporation, this letter is being provided to show our commitment to the Southern Maine Planning and Development Commission (SMPDC) in their proposal for a FY 2016 EPA Brownfield Revolving Loan Fund Grant. We will work alongside SMPDC to provide the most assistance in our capacity.

The Economic Development Corporation (EDC) is a non profit development corporation serving communities in York County, Maine. We have several revolving loan funds that provide business financing in the region. In addition we support economic development efforts in the region.

EDC has been a partner with SMPDC since the inception of its Brownfields RLF program. We have significant experience in the design and implementation of revolving loan funds and have provided this assistance to SMPDC. Another important role we play in SMPDC's Brownfields RLF is to provide business assistance and counseling to businesses that are applying for loan funds. Lastly, we can provide funds to support the redevelopment of brownfields projects through our own revolving loan funds, in many cases we can provide an additional source of funds for activities that are not eligible for EPA funds.

The EDC can and will provide the following loan funds to property developers or business seeking a business location in redeveloped properties if SMPDC is awarded this grant:

\$180,000 Biddeford Mill Redevelopment Fund – This fund provides loans up to \$10,000 to owners/developers and businesses located within the "Mill Redevelopment District" in the City of Biddeford.

\$200,000 Micro-Loan Fund – This fund provides loans up to \$25,000 to small and emerging private businesses with special emphasis towards women and minority owned businesses.

In addition to providing leveraged funding EDC, as a community-based organization, can and will provide the following types of services if SMPDC is awarded this grant:

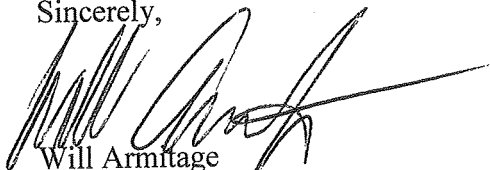
- Talk to our constituency about specific sites and the role of brownfields redevelopment in our communities
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- Help entrepreneurs to develop business plans in order to secure financing for their business projects located in redeveloped properties
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- Public education/outreach about brownfields & their risks

This grant will provide funding for desperately needed environmental clean up work in York County. We understand better than most the historic industrial uses of the numerous properties throughout our communities, and the devastating results in many of the distressed and underutilized properties with actual or perceived environmental contamination. With the grant funding, we know that the SMPDC will be able to assist in the clean up and redevelopment of the degraded environmental conditions at sites so that exposure risks to contaminated media will be determined and ultimately remediated. Assessment of these sites is a crucial first step in bringing properties back to beneficial reuse and revitalizing the distressed areas in York County.

Assistance from EPA will provide the critical resources that will help support the very visible, ongoing local effort to redevelop these communities in environmentally sound ways and to bring additional properties back into productive reuse, generate jobs and revenue. We intend to work cooperatively with SMPDC and other community based organizations to identify properties in need of assessment and bring about the type of change the region and its communities so badly needs.

Thank you for your consideration of this proposal.

Sincerely,



Will Armitage
Executive Director

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
- ☐ Continuation
- ☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

12/17/2015

4. Applicant Identifier:**5a. Federal Entity Identifier:****5b. Federal Award Identifier:****State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

Southern Maine Planning and Development Commission (SMPDC)

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

01-0378246

*** c. Organizational DUNS:**

1664383170000

d. Address:*** Street1:**

110 Main Street

Street2:

Suite 1400

*** City:**

Saco

County/Parish:*** State:**

ME: Maine

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

04072-3504

e. Organizational Unit:**Department Name:****Division Name:****f. Name and contact information of person to be contacted on matters involving this application:****Prefix:***** First Name:**

Chuck

Middle Name:*** Last Name:**

Morgan

Suffix:**Title:**

Economic Development Director

Organizational Affiliation:*** Telephone Number:**

(207) 571-7065

Fax Number:*** Email:**

cmorgan@smpdc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Revolving Fund to cover southern Maine

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant ME 1/2

* b. Program/Project ME 1/2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2016

* b. End Date: 09/30/2021

18. Estimated Funding (\$):

* a. Federal	1,000,000.00
* b. Applicant	200,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	1,200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Paul

Middle Name:

* Last Name: Schumacher

Suffix:

* Title: Executive Director

* Telephone Number: (207) 571-7065 Fax Number:

* Email: pschumacher@smpdc.org

* Signature of Authorized Representative: Paul Schumacher * Date Signed: 12/17/2015